



Planning and Development Service
Economy and Infrastructure
PO Box B93, Civic Centre 3,
Off Market Street, Huddersfield, HD1 2JR

Enquiries to: Laura Yeadon

Kirklees Direct
Tel: 01484 221000
Email: laura.yeadon@kirklees.gov.uk

M Carter,
Farrar Bamforth Associates
51, Trinity Street
Huddersfield
HD1 4DN

Date: 08-Feb-2022
Our Ref: 2021/92427

Dear Sir

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**Discharge conditions 9 and 10 on previous permission 2020/91228 for demolition of
existing dwelling and erection of residential development to form student
accommodation with associated access and parking
48, Stile Common Road, Primrose Hill, Huddersfield, HD4 6DE
Application Number: 2021/92427**

I write with reference to your application to discharge the conditions for the above
development as submitted on 21-Jun-2021.

- Coal Investigation Report dated 10th June 2021 prepared by RGS Environmental Geotechnical Specialists ref: C337/20/E/1956
- Ground Gas Letter addendum dated 18th November 2021 prepared by RGS Environmental Geotechnical Specialists ref: C337/19/E/GM
- Gas Risk Assessment dated 18th November 2021 prepared by RGS Environmental Geotechnical Specialists ref: C337/21/E/3443
- Detailed GA Plans prepared by Farrah Bamforth Associates Ltd ref: 19D52-FBA-ZZ-XX-DR-A-2001-P03
- Detailed Elevations and Sections prepared by Farrah Bamforth Associates Ltd ref: 19D52-FBA-ZZ-XX-DR-A-2002-P03
- Gas Protection Measures Letter dated 13th January 2022 prepared by RGS Environmental Geotechnical Specialists ref: C337/19/E/R
- Specification document prepared by by Farrah Bamforth Associates Ltd ref: 19/D52

Condition 9 (intrusive site investigations)

The Coal Authority have confirmed that their written consent was obtained proper to the commencement of the works and carried out in accordance with the terms and conditions of Permit ref: 21138. In addition, further information and consultation has taken place regarding gas monitoring.

Most recently a letter by Rogers Geotechnical Services Ltd titled 'Gas Protection Measures – Application no. 2021/92427 Stile Common Road' dated 13th January 2022 (ref: C337/19/E/R) has been submitted. Consultation with Environmental Health has concluded that the proposals for CS3 gas protection measures, as set out in this document, are acceptable.

The gas protection measures set out in the aforementioned letter must be installed in accordance with details provided on pages 6 and 7 of the Ground Gas Letter titled 'Ref: 48 Stile Common Road, Newsome HD4 6DE' by Rogers Geotechnical Services Ltd dated 18th November 2021 ref: C337/E/3443). Provided that the measures are retained thereafter the condition shall be satisfied.

Condition 10 (remediation scheme)

A remediation strategy was provided within the Coal Investigation Report, dated 10th June 2021 prepared by Rogers Geotechnical Services Ltd under Section 9.1.

Subject to the remedial works being implemented on site in complete accordance with the approved details, the condition shall be satisfied.

Please note that permission will be required from the Coal Authority 'Permit and Licensing' Team to remove the coal and obtain an Incidental Coal Agreement.

Yours faithfully

Mathias Franklin
Head of Planning and Development